182.0	0001	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	688,400	/	688,400
USE VALUE:	688,400	/	688,400
ASSESSED:	688,400	/	688,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		MAYFLOWER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUGGAN PATRICIA M--ETAL
Owner 2:	DUGGAN NOREEN A
Owner 3:	
Street 1:	26 MAYFLOWER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,394 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1936, having primarily Vinyl Exterior and 1394 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5394.000	281,100		407,300	688,400
Total Card	0.124	281,100		407,300	688,400
Total Parcel	0.124	281,100		407,300	688,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 493.83 | /Parcel: 493.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 182.0-0001-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	281,100	0	5,394.	407,300	688,400	688,400	Year End Roll	12/18/2019
2019	101	FV	229,600	0	5,394.	407,300	636,900	636,900	Year End Roll	1/3/2019
2018	101	FV	242,200	0	5,394.	343,300	585,500	585,500	Year End Roll	12/20/2017
2017	101	FV	242,200	0	5,394.	314,200	556,400	556,400	Year End Roll	1/3/2017
2016	101	FV	242,200	0	5,394.	267,600	509,800	509,800	Year End	1/4/2016
2015	101	FV	228,400	0	5,394.	232,700	461,100	461,100	Year End Roll	12/11/2014
2014	101	FV	228,400	0	5,394.	215,300	443,700	443,700	Year End Roll	12/16/2013
2013	101	FV	228,400	0	5,394.	204,800	433,200	433,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAESTRI DAVID P	22054-555		5/21/1992		200,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2017	373	Re-Roof	10,395	C				
9/2/2010	1079	Redo Bat	5,800					
3/19/2010	193	Redo Bat	7,300	C				REPLACE TUBS W/SHO
9/3/1996	437	Manual	2,400	C				REROOF
7/6/1994	324		16,500	C				KIT/REMODEL
10/7/1993	508		2,500	C				14X16 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2018	Inspected	HS	Hanne S
5/18/2018	MEAS&NOTICE	BS	Barbara S
6/16/2010	Info Fm Prmt	BR	B Rossignol
10/21/2008	Meas/Inspect	197	PATRIOT
3/31/2000	Inspected	276	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Measured	163	PATRIOT
12/1/1981		WG	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5394		Sq. Ft.	Site		0	70.	1.08	7									407,273						407,300	

Total AC/HA: 0.12383 | Total SF/SM: 5394 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 407,273 | Spl Credit | Total: 407,300

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 122897
GIS Ref:
GIS Ref:
Insp Date: 06/23/18

!14219!

PRINT

Date	Time
12/11/20	04:05:17

LAST REV

Date	Time
07/10/18	11:26:44

apro

PAT ACCT.: 14219

USER DEFINED

Prior Id # 1:	122897
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	86490
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	315099
Depreciation:	34031
Depreciated Total:	281068

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

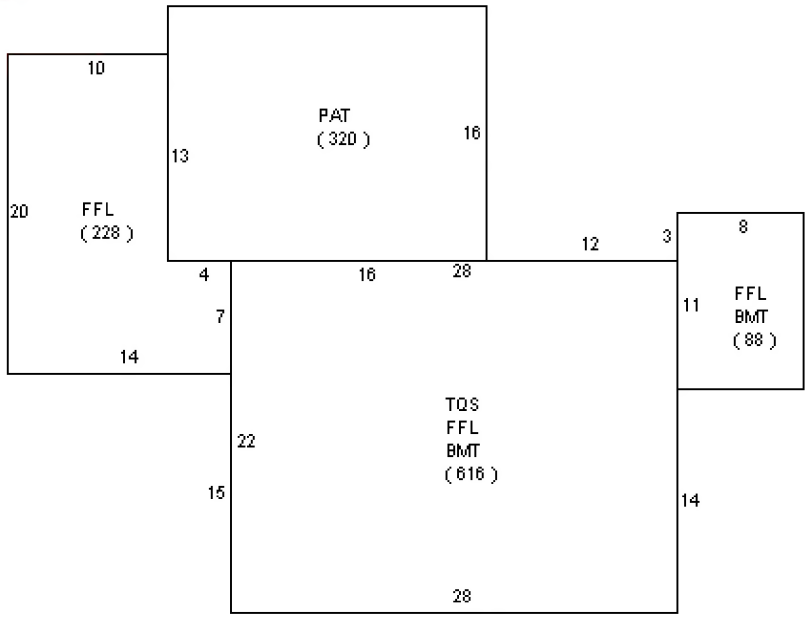
No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	116.25
Final Total:	281100	Val/Su SzAd	201.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	932	141.740	132,098
BMT	Basement	704	42.520	29,935
TQS	3/4 Story	462	141.740	65,482
PAT	Patio	320	3.420	1,095

Net Sketched Area:	2,418		Total:		228,610
Size Ad	1394	Gross Are	2572	FinArea	1394

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 182.0-0001-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc